Key: 6712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,409

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HYNES GERALD P & RAE TRUSTEES 121 GILSON ROAD SCITUATE, MA 02066	64-1-2-0	121 GILSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HYNES GERALD P & RAE TRUS	07/03/1997	F	1	15301-259
HYNES GERALD P & RAE E	12/04/1985	XX		6457-251
MACDONALD FREDERICK A AND	01/01/1966	XX		3252-400

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

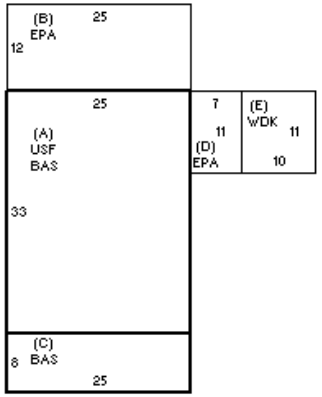
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-101	03/27/2009	3	ALTERATIONS	7,000	08/26/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,200	CLF 1.00	100 1.00	100 1.00	1,672,000	2.04	100 1.00	WF3 3.80			1,425,250

TOTAL	18,200 SF	ZONING		FRNT	88
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,425,300	1,295,700
BUILDING	178,300	167,400
DETACHED	6,700	6,400
OTHER	0	0
TOTAL	**1,610,300**	**1,469,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			480	46.56	6,700

PHOTO 10/09/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/26/2009	SJ
LIST	8/26/2009	EST
REVIEW	3/15/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL PER FIELD REVIEW.

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,850	DETAIL ADJ	1.224
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,025	1900	250.28	256,536
A	USF	L	UPPER STORY FIN	825	1900	227.60	187,771
+	EPA	N	ENCLOSED PORCH	377		90.20	34,005
E	WDK	N	WOOD DECK	110		38.40	4,224
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	495,245
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$178,300